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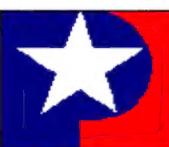
0003

0026.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,115,000 / 1,115,000
USE VALUE: 1,115,000 / 1,115,000
ASSESSED: 1,115,000 / 1,115,000
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
26-28		MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WEINSTEIN DAMON A/SYLVANA	
Owner 2:	
Owner 3:	

Street 1: 28 MELROSE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TERRY DAVID & MARY ELLEN/TRS -

Owner 2: M & D TERRY REALTY TRUST -

Street 1: 28 MELROSE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 3353 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	4500.000	670,100	900	444,000	1,115,000		2936
							GIS Ref
							GIS Ref
							Insp Date
							08/11/17

Total Card / Total Parcel

1,115,000 / 1,115,000

1,115,000 / 1,115,000

1,115,000 / 1,115,000

I293!	Parcel ID 003.0-0003-0026.0	
PRINT		
Date 12/29/21		Time 18:18:04
LAST REV		
Date 06/11/19		Time 09:47:13
danam		
293		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TERRY DAVID & M	1292-175		11/12/2004		655,500	No	No		
TERRY DAVID & M	1245-96		11/5/2001	Family		1	No	No	
	970-169		6/1/1983		149,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	218	Heat App	20,990	C				
9/6/2016	2142	New Wind	9,800	C				
1/23/2013	102	Add Bath	5,900	C				
5/12/2005	372	Re-Roof	4,235					

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
6/5/2013	Measured	JBS	JOHN S
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/30/2009	Meas/Inspect	345	PATRIOT
1/30/2006	MLS	HC	Helen Chinal
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	3 Total: 3
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	N - NONE

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 20%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

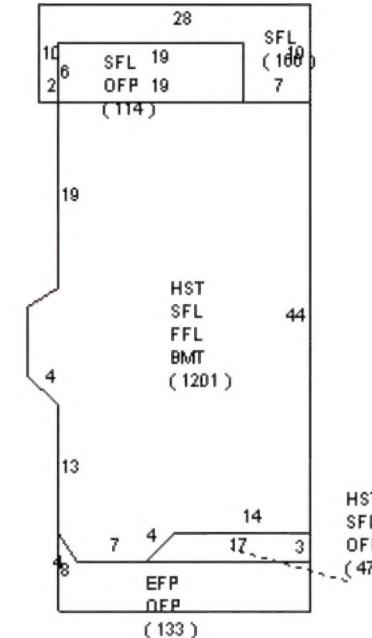
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	30X12	A	AV	1985	3.29	T	27.2	105			900			900
2	Frame Shed	D	Y	1	7X11	A	AV	1990	0.00	T	23.2	105						

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

NO ACCES TO FFL + HST, INFO FROM OWNER.
FFL HEAT = GAS/STEAM. SFL+ HST HEAT= OIL/STEAM.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS: 15	BRs: 6	Baths: 2	HB: 1

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Average
Fpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDOS INFORMATION**DEPRECIATION****GRADE****FUNCTIONAL****ECONOMIC****SPECIAL****override****18.****%</**